RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Road, Suite 203
Franklin, TN 37069
File No.: LTL-27119-24

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1226393 DEEDQC
01/14/2025 01:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250114-0002940

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION IS $0.00.

Rachel K. Wilkins
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of Jan 2025..

Jennifer L. Pennell
NOTARY PUBLIC

My commission expires:

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMMISSION EXPIRES JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, TN 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Erik Padron and Berta Padron 559 Cedar Dr. Nashville TN 37211	Same as Address of New Owner	162-09-0C-559-00

FOR AND IN CONSIDERATION of the sum of ZERO and NO/100 ($0.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged; the undersigned, **Stewart Family Revocable Living Trust,** hereinafter called the Grantor(s), has quitclaimed and by these presents do hereby quitclaim all my right, title and interest unto **Erik Padron and Berta Padron** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit A on Lot No. 38 of Phase I of Cedarwood Condominiums, Revised No. 2 Lots 15-44, Section 6, Cedarwood Estates, a horizontal property regime established by Master Deed of record in Book 5707, page 121, amended in Book 6062, page 285, the plat of which is of record in Book 5200, page 349, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Carl L. Stewart, Trustee of the Stewart Family Revocable Living Trust, from Carl L. Stewart and wife, Jeannine Stewart, by Quitclaim Deed dated April 10, 2015 and recorded April 15, 2015 in Instrument #20150415-0033086, said Register's Office.

WITNESS MY HAND, this 13 day of JANUARY 2025.

Stewart Family Revocable Living Trust

By: Carl L. Stewart, Trustee

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF BREVARD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Carl L. Stewart with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who upon his oath acknowledged himself to be the Trustee of Stewart Family Revocable Living Trust, the within named bargainor and that as such Trustee, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the Trust, as Trustee

WITNESS my hand and seal, this 13 day of JANUARY 2025.

Notary Public State of Florida
Vishal Joshi
My Commission HH 452407
Expires 10/08/2027

Notary Public
My commission expires: 10/08/2027

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on Jan 13, 25 (date of document).

Jennifer L. Pennell

Jan 14, 2025

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Jan 14, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary's Seal